

18 Tiffany Place

Multi-Family Townhouse · Block & Lot 319-0050 · Cobble Hill

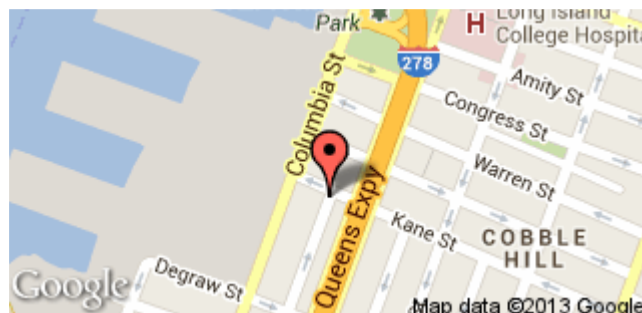


Nestled on a quiet cobblestone street in sought after Cobble Hill, this turn-key, eight family is the perfect addition to your portfolio. Five of the eight apartments have been gut renovated, featuring new kitchens and bathrooms, wood floors, exposed brick and recessed lighting. The 2 garden apartments are configured as 1.5 bed duplexes with access to a beautiful backyard. Opportunity abound for a fantastic investment or convert the first floor and basement into a massive 2,300 +/- sqft owner duplex with enormous backyard and have the remaining 6 units to cover your mortgage. Fantastic neighborhood; solid investment with unbelievable upshot on the 3 apts with far below market rent. Please allow 48hr advance notice for showings. Building Features 15 Year Tax Abatement Updated mechanicals Well maintained building Rent Roll 1L \$2,400 1R \$2,060 2L \$470 RS 2R \$1,830 3L \$907 RS 3R \$1,740 4L \$473 RS 4R \$1,900

\$2,750,000

- 8 Units
- 4 Floors
- 32 Rooms
- 10 Baths

Lot Dimensions: 26.6x97.5
Building Dimensions: 26.5x50



First Floor - 1L : 1.5 bedroom, 2 bath duplex with outdoor space \$2,400/month - free market Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths.

First Floor - 1R: 1.5 Bedroom, 2 Bath Duplex with outdoor space \$2,060/month - Free Market Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths.

Second Floor - 2L : 1 Bedroom, 1 Bath floor thru \$470/month

Second Floor - 2R: 1 Bedroom, 1 Bath floor thru \$1,830/month - Free Market Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths

Third Floor - 3L : 1 Bedroom, 1 Bath floor thru \$537/month

Third Floor - 3R : 1 Bedroom, 1 bath floor thru \$1,740/month Free Market Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths

Fourth Floor - 4L : 1 Bedroom, 1 Bath floor thru \$473/month

Fourth Floor - 4R : 1 Bedroom, 1 Bath floor thru \$1,900/month Free Market Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths

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